



- Exceptional Three Bedroom Semi-Detached Home
- Living Room With Cast Iron Multi-Fuel Burner
- Modern Fitted Kitchen-Diner With Space For Appliances
- Play Room/Study Space
- Three Well Proportioned Bedrooms
- First Floor Family Bathroom Suite
- Approx 100ft South Facing Private Rear Garden
- Outbuilding With Power & Lighting

**296 Mersea Road, Colchester, Essex.
CO2 8QY.**

An exceptional example of an extended three bedroom semi-detached family home, ideally positioned to the South of Colchester and within walking distance of a variety of schooling and useful amenities. Well presented & offering a wealth of space throughout, the ground floor accommodation comprises of a welcoming entrance hall, leading to a well proportioned living room featuring a cast iron multi-fuel burner, stone hearth and mantle. There is an additional space currently utilised as a childrens play area but it could be used for a variety of purposes, with glass panel double doors leading on to a brilliant open plan kitchen-dining space.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

14' 4" x 5' 4" (4.37m x 1.63m) Entrance door to front aspect, karndeal floor, radiator, UPVC window to side aspect, under stairs cupboard x2, stairs to first floor, UPVC door to side aspect (rear/side access), further doors to:

Living Room



11' 2" x 12' 0" (3.40m x 3.66m) UPVC window to front aspect, radiator, cast iron multi-fuel burner with stone mantle & hearth, variety of communication points

Downstairs Cloakroom

W.C, vanity wash hand basin, chrome wall mounted towel rail, 1/2 tiled walls

Study/Play Area



7' 9" x 12' 0" (2.36m x 3.66m) Radiator, karndeal floor, double doors to:

Kitchen-Diner



19' 2" x 15' 4" (5.84m x 4.67m) Variety of modern fitted base and eye level units with working surfaces over, tiled splash backs, space for under counter washing machine, tumble dryer, washing machine, gas double oven (STN) with extractor fan over, inset spotlights, UPVC window and UPVC doors to rear aspect, additional triple cupboards with overhead cupboards, electric radiator, inset spotlights, space for free standing fridge/freezer

First Floor

First Floor Landing

Stairs to ground floor, UPVC window to side aspect, loft hatch above, further doors to:

Property Details.

Master Bedroom



Dressing Area - 8' 6" x 11' 2" (2.59m x 3.40m) - Radiator, opening to:

Bedroom Area 11' 0" x 7' 4" (3.35m x 2.24m) UPVC window to rear aspect, radiator

Bedroom Two



14' 9" x 8' 2" (4.50m x 2.49m) UPVC windows to front aspect, radiator over stairs storage cupboard, wardrobe, radiator

Bedroom Three

11' 0" x 8' 1" (3.35m x 2.46m) UPVC window to rear aspect, radiator, inset spotlights

Family Bathroom



Wood effect laminate flooring, W.C, bidet, P'shape bath with screen and shower attachment over, chrome wall mounted towel rail, wall mounted heater, vanity basin, UPVC to side aspect

Outside

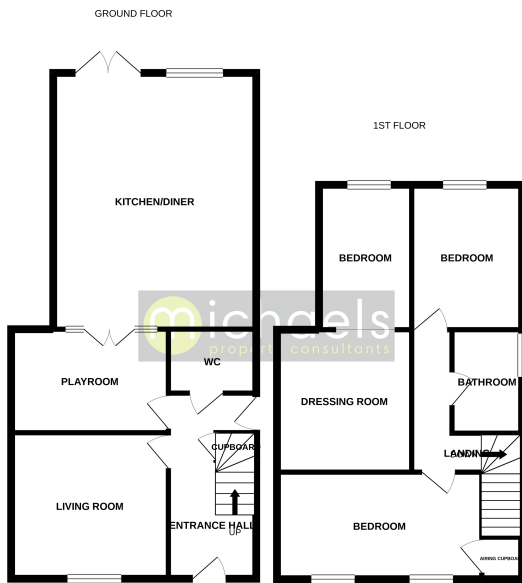


As mentioned before, this property occupies a favorable plot and features an impressive south facing rear garden, measuring an approximate 100.ft south facing rear garden. The garden commences with a sizeable patio area, ideal for outdoor garden & seating area, with a concrete path leading to the rear of the garden. The garden is predominantly laid to lawn and features mature hedge and tree borders. The boundaries are formed by panel fencing and there is the added benefit of a detached workshop to the rear of the garden, featuring full power & a mezzanine floor. Although requiring upgrading and improving, it could be refurbished and serve a variety of purposes.

Off road parking is easily accessible off road, on a private driveway, for two cars.

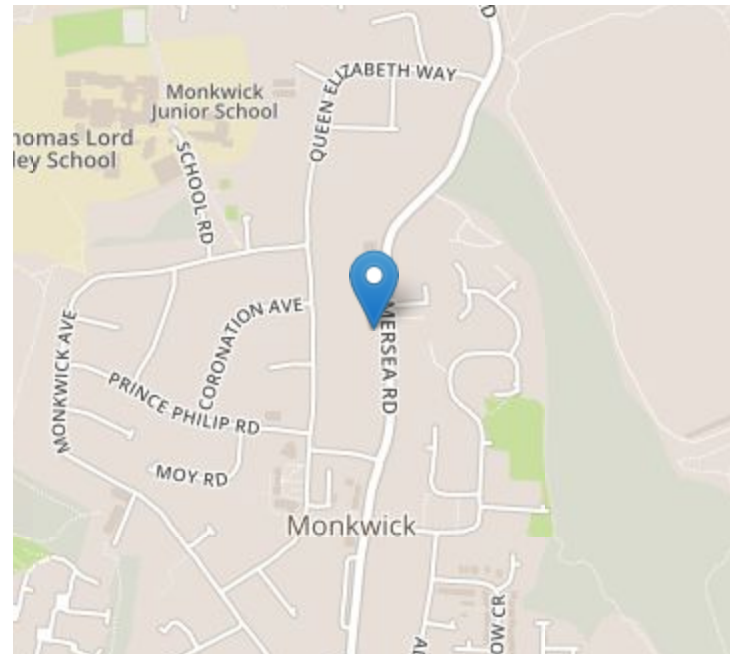
Property Details.

Floorplans

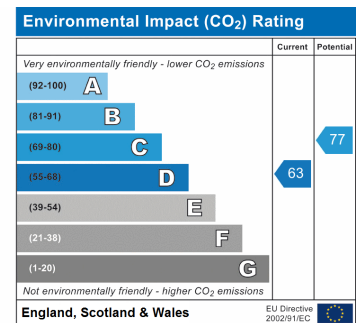
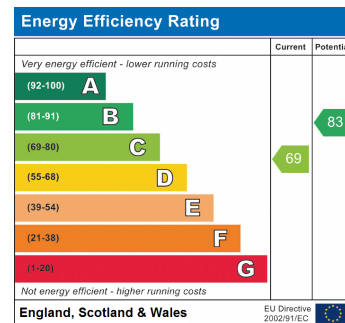


While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plans, fixtures, fittings and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide for the prospective purchaser. The actual contents and appliances shown here are not intended as a guarantee as to their quantity or efficiency can be given. Plans with Metreage (2020)

Location



Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.